Painting White Trim on the Jones House in Pontiac

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In August of 2022, I painted the Carriage House located south of the Jones House. I also painted the white porch columns on the east porch of the house. And the columns and trim on the north porch or front porch. I did not paint the porch ceiling, I decided it was just dirt on it, and it did not need painting.

I noticed the white facia board was starting to peel at the southeast corner of the house, so I made a mental note to paint all the trim during the Summer of 2023.

My planned my Summer of 2023 volunteer projects to worth in a south to north direction. I started with 2 more signs in Colfax, new museum awning in Fairbury, new swimming pool sign, etc, then finish the summer's work by painting the trim on the Jones House.

The Fairbury Echoes Museum new awning project took 8 calendar weeks, longer than I anticipated.

On August 14, 2023, I installed the new sign donated by the Asper family in memory of Thelma Asper and her husband. They helped to decorate the Jones House when it was being refurbished and donated money for the iron gates on the back yard fence. I also started painting the white trim on that same date.

For the white trim, I selected a good quality white latex semi-gloss paint from the Fairbury Ace store.

I painted the Strevell House in the summer of 2021. On that project, I did all the painting I could do on my stepladder and aluminum extension ladder, then rented a man-lift from Ace in Fairbury to do the very highest painting. I decided to use the same strategy painting the exterior white trim on the Jones House.

I started first by putting 2 coats on all the 1st story windows. On all windows, the bottom sill board gets the most weather and rain, peels first, and rots first. Each window had some spots where the glazing had fallen out or was ready to fall out. I got some new DAP glazing at Fairbury Ace. I swear that when I was a kid on our farm in the 1960s, I could roll the new glazing in both hands, making a string I laid onto the mullion, then used a putty knife to smooth the glazing parallel to the mullion. The 2023 new glazing would not stay put against the mullions. I ended up putting a little new glazing on the end of the small black putty knife, then forcing it into place against the mullion with a 45 degree angle. I sometimes smoothed the marks between putty knife marks with my finger. This method worked ok.

On 1st story window just west of front door, it has a cracked glass pane, that someone put a thin sheet of plastic over. I cleaned out the glazing compound and put new glazing compound over the plastic sheet. I thought I would create more troubles trying to put in a new sheet of glass.

I gave 2 coats to the windows, except the thin mullions just got one coat. I got the 1st story windows done, then used my extension ladder to do the second story windows that were not above a porch or roof (east window, 2 on the front outside of the front porch).

On the front porch, I first painted everything I could reach standing on the porch tin roof. I then lifted my wood stepladder onto the porch roof, and painted everything I could reach...which included the facia and soffit boards.

There was a wasp nest above the front porch, at a hole at the end of the galvanized valley. I bought a can of wasp killer and sprayed into the hole. 25 wasps fell out onto the white tin porch roof!! I then caulked the hole.

I then got up on the east porch roof and painted the small window and the facia and soffit boards. I stool on the kitchen shingled roof and painted facia and soffit board. Everything got 2 coats.

Then I moved the extension ladder to the south porch roof. I painted the 2 windows and all the facia and soffit boards with 2 coats.

I painted the east wall of the kitchen with the same semi-gloss paint. There was some dirt, that I should have probably washed off before painting, but I did not. I ended up doing 2 coats to cover the dirt.

I probably should have picked something with less sheen than semi-gloss for the kitchen walls, but I kept it simple and used the same paint for everything.

On the 2nd coat of the soffit boards above the south porch, I tried out a paint roller with a wood long handle. The paint roller worked very well.

More Things to fix in Summer of 2024

You always more stuff that needs fixing when you paint the exterior of an old house. I found about 3 spots where the bottom siding board has rotted and needs replaced. There is also a roof leak at the northwest corner of the kitchen where it meets the flat roof of the south porch.

The coating on the tin on the south porch roof is separating from the tin. Fairbury Ace has the thick white coating that you roll on. The dirt needs cleaned from the roof before it is recoated. Maybe a whisk broom dipped in soapy water, then rinsed with a hose would do it.....versus lifting a pressure washer onto the roof?

Before Painting

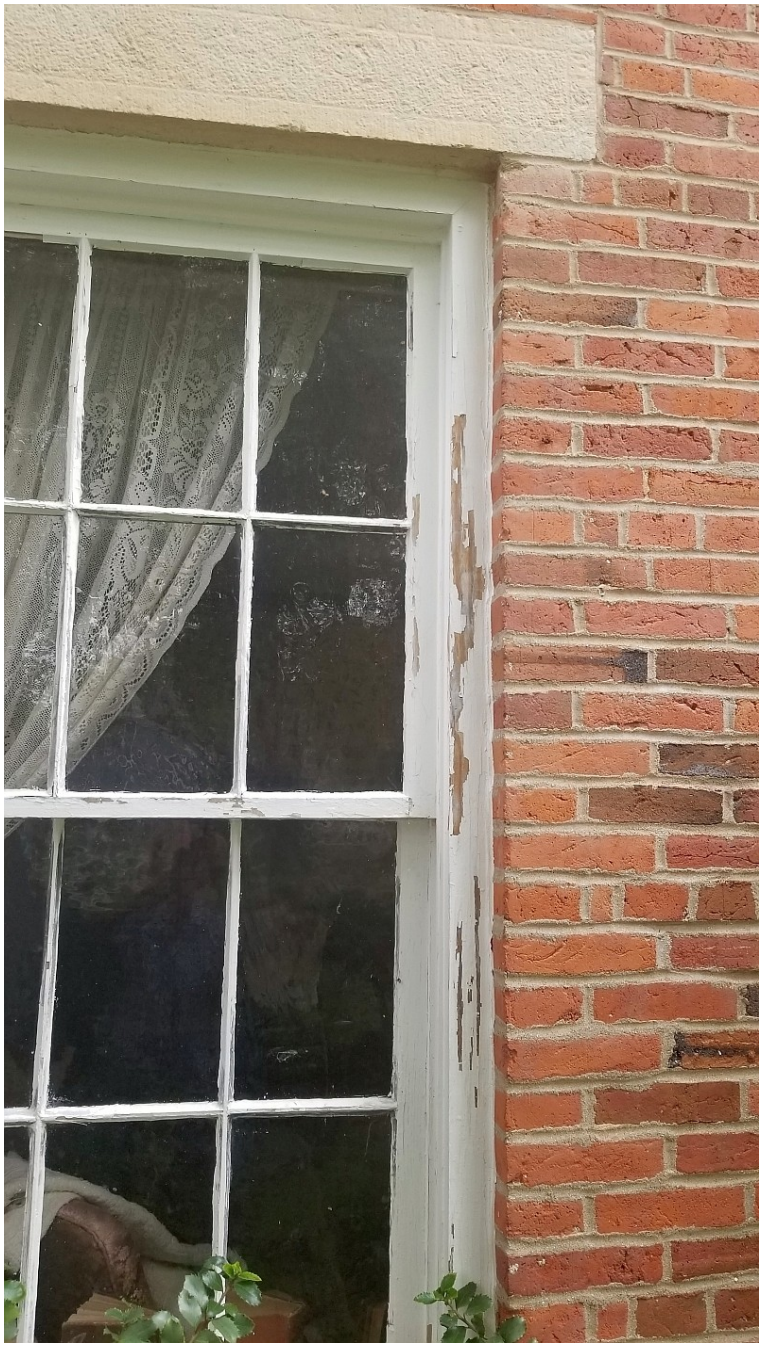
After Painting

Little 2nd story window above kitchen

Extension ladder to get to south porch roof, then wood stepladder on the roof

South porch roof, coating is separating from tin, also dirt on roof

Worst spot on south porch roof



East window before painting

East window after painting and fixing glazing

Man-Lift Rental on August 29, 2023

I rented a man-lift for the day for $200 from Ace in Fairbury. I positioned it just west of the brick wall in the back yard of the Jones House. I had the Evenglow construction company moved a pallet of scrap wood out of the way. I painted the front trim, on the west end, the west trim, and a little of the trim on the south side that I could not reach from the south porch roof on my stepladder.

I had to reposition the lift one time, to be able to reach all of this work.

I then pulled the lift into the driveway going back to the carriage house. I did the east side of the front trim and the east gable end. I also had to reposition the lift once to reach all of this.

Man-lift on west side of house:

Photos of the House the next day after I finished painting the trim

Man-Hours and Material Expenses

I started on August 14th and finished on August 29, just one day over 2 calendar weeks. There were many days where I could only work ½ a day because of other commitments. My best estimate is 82 man hours of painting.

The manlift rental was $200.

Roughly 10 gallons of white paint at $500 plus another $100 of misc materials including caulk, blue tape, glazing compound, etc.

So total material expenses of about $800 and 82 man-hours.

Dale C. Maley
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